



CULLERTON'S

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25 ORCHARD BRAE GARDENS

ORCHARD BRAE, EDINBURGH
EH4 2HQ



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VIEWINGS: BY APPOINTMENT
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Property Summary

Introducing a three-bedroom mid-terraced house in sought-after Orchard Brae, offering bright and spacious rooms that are lightly decorated throughout. This south-facing home further benefits from a large reception area that spans the entire depth of the property, a well-appointed kitchen, and a modern shower room. It also has ample storage to help keep the interiors tidy. In addition, it has an enclosed rear garden which is laid with a neat lawn (framed by mature plants) and a patio – perfect for summer barbecues. Altogether, the property is an ideal residence for commuting professionals, first-time buyers, and families alike.

Extras: all fitted floor and window coverings, light fittings, and a gas cooker to be included in the sale.

Features

- A well-presented mid-terraced house
- Convenient location in Orchard Brae
- Neutrally decorated interiors throughout
- Naturally-lit hall with understairs storage
- Spacious, dual-aspect living/dining room with living flame gas fire
- Galley-style kitchen
- Two double bedrooms with built-in storage
- One versatile bedroom/home office
- Modern shower room with three-piece suite
- Well-maintained front and rear gardens
- Controlled permit parking (Zone N5)
- Electric heating and double-glazed windows





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*Spacious, dual-aspect
living/dining room with living
flame gas fire and a galley-style
kitchen*







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Two double bedrooms, one versatile bedroom/home office and a modern shower room with three-piece suite







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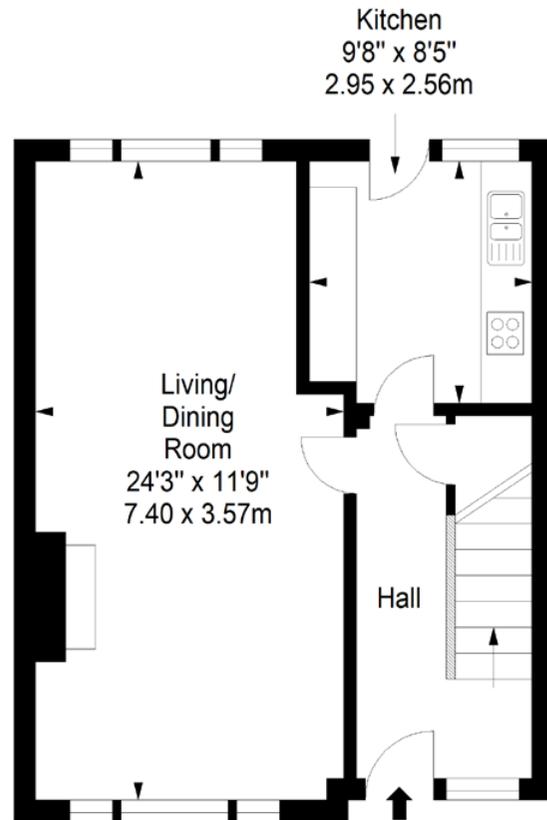
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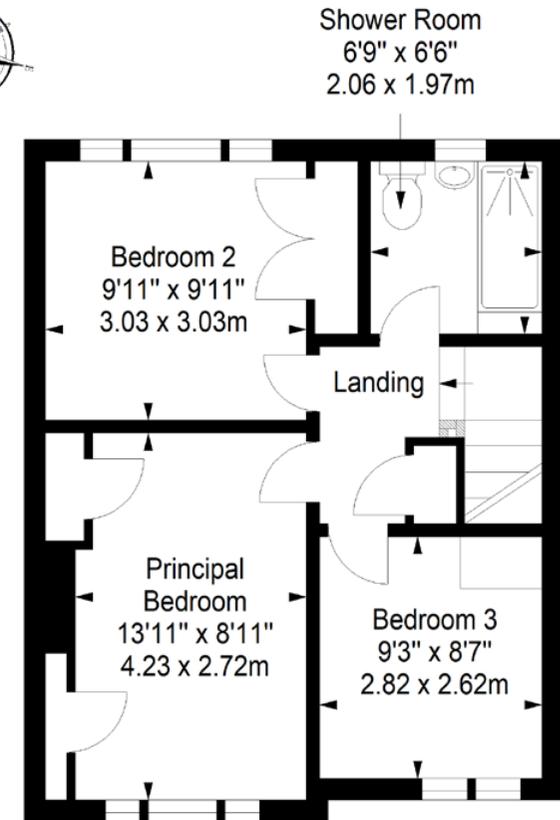
DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor
Approx. 42.3 sq. metres (455.3 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)